

DRAFT

MINUTES REGULAR MEETING OF THE PLANNING COMMISSION CITY OF WEST COVINA Tuesday, May 12, 2026

The regular meeting of the Planning Commission was called to order at 7:00 p.m. in the West Covina City Council Chambers, 1444 West Garvey Avenue, West Covina, California.

MOMENT OF SILENT PRAYER/MEDITATION

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice Chair Lewis.

ROLL CALL

Present: Heng, Castellanos, Lewis, Becerra

Absent: Reyes

Staff Present: Cervantes, Laymon, Mehta

APPROVAL OF MINUTES

1. Regular meeting, [April 28, 2026](#)

The minutes were approved as presented.

ORAL COMMUNICATIONS

This is the time when any member of the public may speak to the Commission on any matter within the scope of duties assigned to the Commission relating to non-agendized or consent calendar items. Other matters included on this agenda may be addressed when that item is under consideration. For all oral communications, the chairperson may impose reasonable limitations on public comments to assure an orderly and timely meeting. The Ralph M. Brown Act limits the Planning Commission and staff's ability to respond to public comments at this meeting. Thus, your comments may be agendized for a future meeting or referred to staff. The Commission may ask questions for clarification, if desired, at this time.

By policy of the Commission, Oral Communications at this time on the agenda is limited to a total of 15 minutes.

CONSENT CALENDAR

All matters listed under CONSENT CALENDAR are considered to be routine and can be acted on by one roll call vote. There will be no separate discussion of these items unless members of the Planning Commission request specific items to be removed from the Consent Calendar for separate discussion or action.

NONE

PUBLIC HEARINGS

NONE

NON-HEARING ITEMS

2. PLANNING COMMISSION REORGANIZATION

Chair Becerra opened nominations for the position of Chair pursuant to Section 2-71 of the City of West Covina Municipal Code.

Motion by Becerra, seconded by Castellanos, to appoint Vice Chair Lewis as Chair of the Planning Commission for the upcoming term. Motion passed 4–0, with Reyes absent.

Newly appointed Chair Lewis thanked the Commission and expressed appreciation for the opportunity to serve.

Chair Lewis then opened nominations for the position of Vice Chair.

Motion by Lewis, seconded by Becerra, to appoint Commissioner Castellanos as Vice Chair of the Planning Commission for the upcoming term. Motion passed 4–0, with Reyes absent.

Chair Lewis next appointed members to the Design Review Subcommittee pursuant to Sections 26-277 and 26-278 of the Development Code. Commissioner Becerra and Commissioner Heng were appointed as regular members, and Vice Chair Castellanos was appointed as an alternate member. All appointees confirmed their willingness to serve on the subcommittee.

TEN-DAY APPEAL PERIOD: Actions taken by the Planning Commission that are not recommendations to the City Council will become final after ten (10) calendar days unless a written appeal with the appropriate fee is lodged with the City Clerk's Office before close of business on the tenth day.

COMMISSION REPORTS/COMMENTS AND MISCELLANEOUS ITEMS

This is the time when any member of the Commission may bring a matter to the attention of the full Commission that is within the scope of duties assigned to the Commission. Any item that was considered during the Agenda is not appropriate for discussion in this section of the agenda. NO COMMISSION DISCUSSION OR ACTION CAN BE CONSIDERED AT THIS TIME. If the Commission desires to discuss an issue raised by a speaker or take an action, the Commission may vote to agendaize the matter for a future meeting.

No Commissioner reports or comments were presented.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Community Development Director Arturo reported upcoming community events, including the Memorial Day Luncheon on May 25, 2026, the West Covina Electric Boba Festival and Night Market on May 30, 2026, and the Summer Concert Series and Night Market scheduled for Wednesdays from June 17 through July 29, 2026, excluding July 1.

CITY COUNCIL ACTION

This is an oral presentation of City Council matters and actions, which are in the Commission's area of interest.

No City Council action items were reported.

ADJOURNMENT

Chair Lewis adjourned the meeting at 7:08 p.m.

Respectfully submitted:

Norma Villalobos

Administrative Assistant II